

## **Camden County Planning Board**

### **Record of Proceedings**

**December 18, 2002**

**7:00 PM**

**Senior Center Conference Room**

**Courthouse Complex**

Chairman Robert Woodrow called to order a meeting of the Camden County Planning Board with the following members present: Robert Woodrow, Rusty Jacobs, James Burnham, Gladys Banks and Terri Griffin. Also present were David Parks, Permit Technician and Melissa Joines, Clerk to the Board. Members absent were Juanita Staples

Chairman Woodrow called for consideration of the agenda. Chairman Woodrow made a motion to reverse Old Business and New Business. Burnham seconded the motion. The motion passed 5-0.

Chairman Woodrow called for consideration of the November 20, 2002 Planning Board minutes. Burnham made a motion to approve the minutes as read. Jacobs seconded the motion. The motion passed 5-0.

### **New Business**

#### **Item #1      Final Plat Review (UDO 1999-05-08) Camden Crossing Phase 2 Section 2**

Chairman Woodrow called upon staff who stated that the application was a Final Plat from Camden Crossing Phase 2 Section 2 and recommended approval with conditions stated in the findings of fact.

Eddie Hyman, representing Camden Crossing stated he was requesting final plat approval of Phase 2 Section 2.

Burnham questioned was there open space. Mr. Hyman pointed out the open space.

After some discussion among the board, Jacobs recommended approval of Final Plat Phase 2 Section 2 of Camden Crossing. Burnham seconded the motion. The motion passed 5-0.

#### **Item #2      Special Use Permit Application (UDO 2002-11-13) from Otis E. Swindell to install a new Class A doublewide located at 449 Wickham Road, Shiloh Township – attachments**

Chairman Woodrow called upon staff who recommended approval of the special use permit with the conditions stated in the findings of fact.

The board stated that the property was zoned R-2 for doublewides.

After some discussion among the board, Chairman Woodrow recommended approval of the application with conditions as recommended by staff. Jacobs seconded the motion. The motion passed 5-0.

**Item #3**      Special Use Permit Application (UDO 2002-11-29) from Lillie S. Hughes by Joann Trueblood, POA to install a new Class A doublewide located at 370 Trotman Road, Courthouse Township – attachments

Chairman Woodrow called upon staff who recommended approval of the special use permit with the conditions stated in the findings of fact.

The board stated that the property was zoned R-2 for doublewides. The board questioned was the lot pre-existing? Staff stated the lot was previously subdivided, platted and recorded.

After some discussion among the board, Jacobs recommended approval of the application with conditions as recommended by staff. Burnham seconded the motion. The motion passed 5-0.

**Old Business**

**Item #1**      Sketch Plan Application (UDO 2002-10-26) from Tark & Associates, Inc. for Magnolia Manor, a proposed 42 lot subdivision located on South 343, Shiloh Township – attachments

The board discussed the bus stop location and requirements. The board also discussed the last recommendation.

Jacobs recommended denial of the application based on the fact that it does not meet the current zoning requirements. Griffin seconded the motion. The motion passed 5-0.

**Item #2**      Proposed UDO Amendments from staff

Staff proposed changes to Article 2 Section 204 Set Back Requirements, Article 9 Section 923 Design Standards for Private Access Subdivisions, and Article 14 Section 1407 Abandonment and Discontinuance of Nonconforming Situations.

Burnham recommended approval of changes to Article 2 Section 204 Set Back Requirements. Woodrow seconded the motion. The motion passed 5-0.

Chairman Woodrow recommended approval of changes to Article 9 Section 923 Design Standards for Private Access Subdivisions. Burnham seconded the motion. The motion passed 5-0.

Chairman Woodrow recommended denial of changes to Article 14 Section 1407 Abandonment and Discontinuance of Nonconforming Situations. Banks seconded the motion. The motion passed 5-0.

### **Item from Board members and staff**

Chairman Woodrow reviewed the items and the response to the items which were sent to the Board of Commissioners.

Burnham stated the property across from the Welcome Center is six hundred and some acres and is zoned R3-1. The board approved the Sketch Plan brought by Fred Sudar who was going to develop the property with real up-scale homes and an 18-hole golf course, an area for a supermarket and more. Now Camden Plantation wants to develop the property. Burnham stated he would like to see the property rezoned to R3-2.

Staff stated that the surrounding properties are R3-2. The zoning prior to August 5, 2002 was R-3 which required 40, 000 square foot lots. The current zoning is R3-1 which requires 1 acre lots. If a sketch plan was proposed the developer would have to submit a rezoning application.

Chairman Woodrow stated that the developer would have to rezone the property to submit the subdivision but if a proposed sketch plan falls through another developer could utilize the R3-1.

Burnham made a motion to rezone the property which was called Tanglewood from R3-1 to R3-2 to coincide with existing properties around it, at the corner of US 17 and McPherson Road in South Mills Township. Jacobs seconded the motion. The motion passed 5-0.

### **Information**

- 1) Board of Commissioners Minutes – Oct. 7, 2002 & Oct. 21, 2002
- 2) Board of Adjustment Minutes – November 4, 2002

### **Consideration of Next Meeting Date January 15, 2003**

The next Planning Board meeting will be held on January 15, 2003 at 7:00 PM.

### **Adjournment**

Burnham made a motion that the meeting of the Camden County Planning Board be adjourned. Jacobs seconded the motion. The motion passed 5-0. The meeting adjourned at 8:04 PM.

Approved: \_\_\_\_\_

ATTEST:

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Chairman

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Melissa Joines, Clerk to the Board